

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
April 15, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
Fran Grossman
Mike Kelly*
Sarah Lyons*
Patrick Murphey*
Marisa Novara
Guacolda Reyes*
Linda Searl*
Smita Shah (Vice Chair)*
Tom Tunney
Gilbert Villegas
Scott Waguespack

ABSENT

Honorable Lori E Lightfoot, Mayor
Deborah Moore
Harry Osterman
Nicholas Sposato

- A. The Chairman called the April 15, 2021 regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with thirteen members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Gia Biagi, to approve the Minutes of the March 18, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 12-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 1. A motion by Linda Searl, seconded by Laura Flores, to approve the following matter (No. 1 under Acquisition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-0-0 vote:

ACQUISITION:

1. A resolution recommending a proposed ordinance authorizing an acquisition of land from Chicago Park District, generally located at 8445 South Kolin Avenue (21-011-21; 18th Ward).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Gilbert Villegas, seconded by Raul Garza, to approve a proposed Planned Development, submitted by the Applicants: Chicago Hope Academy and Chicago Lions Charitable Association for the properties generally located at 731 to 799 S Washtenaw Ave, 2605 to 2659 W Harrison and 2647 W Polk was approved by a vote of 13-0-0. The Applicants are planning to rezone the property from C3-1 (Commercial, Manufacturing, and Employment District) and M1-1 (Limited Manufacturing/Business Park District) to C3-3 (Commercial, Manufacturing, and Employment District) and then to an Institutional Planned Development. The Applicants then plan to construct: a 120,000 square foot private high school and approximate 1,300 seat stadium and a connection to the existing Quest Multisport facility to house the Chicago Hope Academy; a 2,600-seat capacity stadium, a fieldhouse, and athletic fields for the Chicago Lions Charitable Organization; 291 accessory vehicular parking spaces; and a playground, dog park and basketball/tennis courts that are all publicly accessible. (20196; 28th Ward)
2. A motion by Linda Searl, seconded by Tom Tunney, to approve a proposed planned development, submitted by MP 140 Ashland LLC, for the property generally located at 140 North Ashland Avenue was approved by a vote of 16-0-0 (Burnett Recused). The applicant is proposing to rezone the property from RM-5 (Residential Multi-Unit District) to B3-5 (Community Shopping District) and then to a Residential-Business Planned Development. The applicant proposes the construction of a new twelve-story mixed-use building, at the subject property, which will connect to an existing six-story building that will be preserved and retained. The existing three-story building, at the site, will be razed to allow for the new improvements. The proposal also calls for the establishment of 210 dwelling units on and between the 2nd through 12th Floors. There will be additional residential amenity space and outdoor (green) space located on the 12th Floor, with multiple levels of private and communal outdoor space throughout the new building. The applicant will be using the allowable FAR (Floor Area Ratio) of 5.0. (20630; 27th Ward)
3. A motion by Fran Grossman, seconded by Sarah Lyons, to approve a proposed Planned Development, submitted by Sangamonroe LLC, for the property generally located at 37 South Sangamon Street was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from DX-5 (Downtown Mixed-Use District) to a Residential Planned Development. The applicant proposes to construct a 258'-tall building with 80 residential units, 115 accessory vehicular parking spaces, and ground floor commercial space. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.1. (19880, 25th Ward)

4. A motion by Smita Shah, seconded by Linda Searl, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Shorewind Towers and Court, LLC, for the property generally located at 2344 East 70th Place was approved by a vote of 14-0-0. The property is zoned RM-5 (Downtown Mixed-Use District). The applicant is proposing to expand an existing offsite parking lot from 27 to 48 parking spaces. (LF #754, 5th Ward)
5. The plan commission heard a courtesy presentation. The power point was introduced by Cindy Roubik and then the presentation was given by the development team for Fleet Portfolio, LLC, for the property generally located at 1201-1299 West Concord Place. The subject site is currently zoned Planned Development 1438 and is identified as parcel G.1. The applicant proposes to construct a 150'-tall office building containing 267,189 gross square feet of floor area to house business, amenity, and lobby uses. (2nd Ward)

Chairman's Update / Information Presentation

1. An information presentation was made by DPD staff (Nancy Radzevich, Assistant Commissioner). The presentation was an overview of Master PD Documents and next steps.

Adjournment

A motion by Sarah Lyons, and seconded by Linda Searl was made to adjourn the April 15, 2021 Regular Hearing of the Chicago Plan Commission at 1:45 PM, the motion was approved by a 11-0-0 vote.